# \$649,900 - 161, 3437 42 Street Nw, Calgary

MLS® #A2203285

## \$649,900

2 Bedroom, 3.00 Bathroom, 1,826 sqft Residential on 0.00 Acres

Varsity, Calgary, Alberta

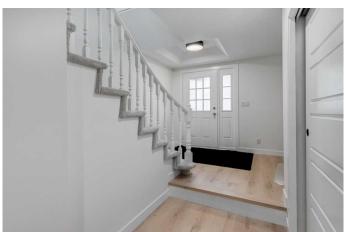
PRICE IMPROVEMENT! Seize the exceptional opportunity to own a stunning townhouse in the highly desirable Varsity community. Units in the well-managed Landmark III Estates complex rarely come to market, and this freshly renovated gem is truly a must-see.

Perfectly located, this high-end home is within walking distance of Alberta Children's Hospital, Foothills Hospital, Bowmont Park, the University of Calgary, schools, the University District, Market Mall, medical centers, and much more. With convenient transit options and quick access to Shaganappi Trail, commuting is effortless, keeping you well-connected to the city's attractions and amenities.

Step inside to a spacious foyer with a large closet and laundry, storage, and mechanical room. Upstairs, the bright, open-concept living and dining area offers a seamless flow into a large, private patioâ€"ideal for indoor/outdoor living during the summer. A large fireplace serves as a modern, cozy centerpiece, perfect for entertaining guests or relaxing with a warm drink.

The fully renovated kitchen is a chef's dream, featuring top-of-the-line stainless steel appliances, abundant storage, under cabinet lighting and generous prep space. A casual eating area sits adjacent, with a conveniently







located bathroom on the main floor. Upstairs, you'II find a spacious guest bedroom and a beautifully appointed full bathroom. The versatile sitting area can be transformed into a den, office, TV room, or even a third bedroom.

The oversized primary suite provides ample space to unwind, complete with built-in storage and a charming little Juliet balcony. The luxurious bathroom features double sinks, quartz countertops, marble tile flooring, a walk-in shower, and a freestanding soaker tub. A custom-built walk-in closet adds to the appeal of this sophisticated space.

Don't miss your chance to own this beautifully renovated, move-in-ready townhouse. Schedule a private viewing today by contacting your favorite realtor!

Built in 1980

#### **Essential Information**

MLS® # A2203285

Price \$649,900

Bedrooms 2

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,826 Acres 0.00

Year Built 1980

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 161, 3437 42 Street Nw

Subdivision Varsity

City Calgary
County Calgary
Province Alberta
Postal Code T3A2M7

#### **Amenities**

Amenities None

Parking Spaces 3

Parking Double Garage Attached, Front Drive, Insulated, Tandem

# of Garages 2

### Interior

Interior Features Built-in Features, Central Vacuum, Chandelier, Closet Organizers,

Double Vanity, No Animal Home, No Smoking Home, Open Floorplan,

Pantry, Quartz Counters, Storage, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Oven

Heating Fireplace(s), Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Partial, Partially Finished

#### **Exterior**

Exterior Features BBQ gas line, Garden, Private Yard

Lot Description Landscaped, Level, Low Maintenance Landscape, No Neighbours

Behind, Private

Roof Asphalt Shingle

Construction Brick, Aluminum Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 20th, 2025

Days on Market 104

Zoning M-C1

# **Listing Details**

Listing Office RE/MAX Realty Professionals

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.